

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Monday, December 2, 2013 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding

## **I. ROLL CALL**

**Commissioners Present:** David Walter, Elizabeth Kehoe, Mike Gentile, John West, and Kelly Smith

**Commissioners Absent:** Michael Szakaly

**Staff Present:** Lisa Abbott, Christina Finley, Doris Sims, Marilyn Patterson, and Bob Woolford

**Others (s) Present:** Danise Alano-Martin and Randy Cassady

**II. READING OF THE MINUTES** –John West made a motion to accept the November 4, 2013 minutes. Mike Gentile seconded the motion. The board unanimously approved.

**III. EXAMINATION OF CLAIMS** – Mike Gentile made a motion to approve the claims for November 8, 2013 for \$368,472.03 and November 22, 2013 for \$316,966.83. Elizabeth Kehoe seconded the motion. The board unanimously approved.

## **IV. REPORT OF OFFICERS AND COMMITTEES**

Director's Report. As of January 1, 2014, Doris Sims will be the new Human Resources Director and Marilyn Patterson will be the new HAND Assistant Director. A new program manager will be hired. There will be a new inspector position in January 2014. Abbott reported working on the CDBG allocation process. The application packet pick up date is December 16<sup>th</sup>. The public hearing for Physical Improvement projects will be January 9<sup>th</sup> and Social Services on January 13<sup>th</sup>. Recommendations will be presented to the Redevelopment Commission at the February 3<sup>rd</sup> meeting. Allocation estimates will probably not be available at the February 3<sup>rd</sup> meeting. We will probably use exactly what we got this year and adjust later. The annual action plan must be filed by April 15<sup>th</sup> or an amendment will need to be done which is why we need to keep to the schedule. We recently received approval from the City Council on a revised Title 8, Historic Preservation. Abbott reported working on the Garden Hill Conservation District Referendum, working on finalizing the Conservation District for Matlock Heights and working with the Old Northeast Neighborhood Association on local historic designation for University Courts.

The first meeting date in 2014 will be January 2<sup>nd</sup>. The Redevelopment Commission is required to meet the first business day of the year. It is important to have a quorum for that meeting.

West asked if there is going to be a second meeting in December. The next scheduled meeting date is December 17, 2013. Abbott and Alano-Martin have worked hard to make sure the only agenda items will be CTP related.

## **V. UNFINISHED BUSINESS**

None.

## **VI. NEW BUSINESS**

**A. RESOLUTION 13-35:** Approval to award bid for the Eastside Neighborhood Association through the Neighborhood Improvement Program. Earlier this year the Redevelopment Commission awarded \$20,166.00 to the Eastside Neighborhood Association for improvements on the pedestrian corridor at Hunter Avenue between Mitchell and Eastside Lane. The Neighborhood Association has committed \$1,100 for design and consultation fees for the project leaving \$19,066.00 for installation of the design. Two bids were sent out for the project and only one was returned. The returned bid was from Designscape Horticultural Services for \$31,946.55. There is not time to re-bid because we want to use 2013 funds and have a signed contract in order to encumber the funds. We would like to award the contract to Designscape at an amount not to exceed what we have available, \$19,066.00.

The bid is for more than the available awarded amount. Gentile asked if they would have to down scope. Woolford stated the bid included four different alternatives. The bid was broken down into planting, artscape for the east and westside of the project and fencing so there are items that can be down scoped.

David Walter asked where the estimate came from. The estimate was done by the same person who did the design, however he did not have a name. West asked for more clarification. There is a green scape and a utility corridor between Eastside and Mitchell. There is an open drainage system that has limestone blocking each side of it with an asphalt pad that was put in approximately 10 years ago and is used heavily by people. Currently yellow bollards are on each side to stop cars or anything larger than bicycles or pedestrians. The corridor needs to be improved. The application includes pavement bricking on each side, removing the bollards and limestone blocks. It also includes fencing on each end. General funds will be used so we need to have a signed contract in order to encumber this year's money. Bob Woolford and Vickie Provine will oversee the project. The current scope of work is for the bid of \$31,946.55 but we only have \$19, 066.00. West stated that the bidder may not even want the job after cutting the scope of work. West also stated we don't know what will be cut from the scope of work and felt the request is premature. The consensus of the board is not to approve the resolution until it makes financial sense. West suggested that if the resolution gets rejected today that it could be brought back to the December 17<sup>th</sup> meeting. Elizabeth Kehoe made a motion to table Resolution 13-35 until the December 17<sup>th</sup> meeting. John West seconded the motion. Resolution Tabled.

**B. RESOLUTION 13-36:** Approving payment from the CTP bonds for a survey and related title work. Danise Alano-Martin is asking for funds to do an ALTA (American Land Title Association) survey and additional title work to get ready for the infrastructure improvements as well as the redevelopment of the parcels. The survey will cover the 12 acres, the parking lot behind City Hall, 619 N. Morton Street and the parking lot currently owned by Solution Tree which the Master Plan calls to become part of the Central Green space. Gordon Hendry suggested going ahead and getting this done, it will provide information on utilities, easements and any title issues we need to know about. It will help when we select developers through the RFQ process. TIF bond proceeds will be used. Walters asked how long it will take to do the topographical survey. Bledsoe Riggert Guerrattaz did this work for IU a few years ago so it would be an update to their earlier survey rather than starting the process from scratch. Estimated time will be 6-8 weeks. Gentile asked who would pay for any follow up surveys as it's parceled. West stated that is a point of negotiation. John West made a motion to approve Resolution 13-36. Michael Gentile seconded the motion. The board unanimously approved.

**B. RESOLUTION 13-37:** Approving increasing the authorized payment to Monroe Owen Appraisal for appraisals in the CTP by \$1,500. There were two appraisals done on the IU Press Building/Showers Administration Building, the Solution Tree owned parking lot, and the parking North of the IU Press building. First Appraisal and Monroe Owen did the appraisals. Statutory process requires two independent appraisals even if leasing. Sean Patterson, appraiser at Monroe Owen does not like to do short-form appraisals for government because of the statutory processes we have to go through and doesn't know if a short-form appraisal is sufficient for the processes we have to go through. Alano-Martin stated she was hoping to get a lease price from the appraisal. The appraiser was not comfortable doing that. He could provide comps for what other parking spaces were going for. Patterson also called First Appraisal to make sure they were using the same methodology. Ultimately it ended up costing us more to get the methodology that we needed to do for that parking lot. There is an additional cost for the appraisal and we are asking for the additional funds to pay for the work that has been done. West asked what the original \$7,250 appraisal covered. West asked why the additional \$1,500 was needed. Alano-Martin stated it was because they had to do a longer form appraisal that was not initially anticipated in their estimate. Walter asked if First Appraisal asked for any additional money. They did not. Both appraisals have been completed. While working through the process Monroe Owen realized they gave an estimate that was not sufficient. It is possible when he gave us the original cost estimate he misunderstood what we wanted to do with the small parking lot. Walter asked how we decided to come up with the two appraisers. Do we bid it out? Alano-Martin said they rotate through a list of local appraisers. Smith asked what happens if the additional amount is not approved. The money will have to come from somewhere else because the appraisal has already been done, probably the department's operating budget. The consensus of the board is to not work with Monroe Owen in the near future. First Appraisal did the scope of work within the amount approved. Mike Gentile made a motion to approve Resolution 13-37. Elizabeth Kehoe seconded. John West opposed. Motion passed 3-1.

## **VII. BUSINESS/GENERAL DISCUSSION**

**A.** CTP update. Gordon Hendry wants to do three RFQs. The Showers Administration Building (IU Press Building), Dimension Mill/Kiln, and the Master Developer, including the Central Green Space would all receive a separate RFQ. Gordon suggested including the Green Space in the Master Development RFQ. He felt it could bring some ideas that we have not thought about into the design of the park space. Also, one of the concerns the Parks department has talked about is the maintenance cost. It might be a good idea to consider having it privately owned or maintained by a homeownership-type association of adjacent property

owners/businesses. We have a draft of the RFQ for the Showers Administration Building and Gordon is simultaneously working on the Master Developer RFQ. The third RFQ is for the Showers Administration Building and Dimension Mill/Kiln and have co-work space in mind for that building. West asked if the RFQ is to sell. Alano-Martin stated the intention is to sell however, Gordon suggested that we have developers propose deal structures. Alano-Martin clarified that when she talks about leasing she thinks the most likely scenario is a land lease and not the building. West did not think that would work, most developers would want the land. West asked if we bought all 12 acres as one deeded piece or if there are individual parcels. There are some parcels within the 12 acres. Walter asked if there was any update on the parcel we are trying to buy (at 619 N Morton Street). Alano-Martin stated the environmental assessment found some benzopyrenes. It is not a major concern for commercial redevelopment but careful procedures must be taken when you are doing construction or digging soil. Rudy Fields gave an estimate of a little more than \$28,000 for a remediation plan. We had an accepted offer on the parcel but now we have to go back to the agent who is in negotiation on the property and ask them to reduce the purchase price by the amount of the remediation. We are hopeful to bring this to the December 17<sup>th</sup> meeting.

Two notices of public hearing were received. The RDC owns right-of-way adjacent to 531 N. College Avenue and 304 West Kirkwood.

**VIII. ADJOURNMENT**

The meeting adjourned at 6:15 pm

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David Walter, President

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Michael Gentile, Secretary

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Date